

026.0

0001

0002.0

Map

Block

Lot

1 of 1

Residential
CARD

ARLINGTON

Total Card / Total Parcel

1,232,700 / 1,232,700

APPRAISED: 1,232,700 / 1,232,700

USE VALUE: 1,232,700 / 1,232,700

ASSESSED: 1,232,700 / 1,232,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		CLEVELAND ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: VARELIS GEORGE	
Owner 2:	
Owner 3:	

Street 1: 3920 MYSTIC VALLEY PKWY	
Street 2: APT 1013	

Twn/City: MEDFORD	
St/Prov: MA	Cntry
Postal: 02155	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Aluminum Exterior and 3312 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
104	Two Family
5000	Sq. Ft.
Site	
0	Depth / PriceUnits
80.	Unit Type
1.14 1	Land Type

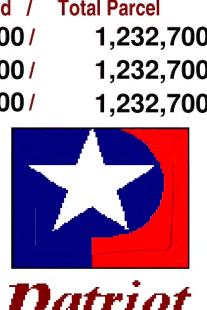
IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description			User Acct	
104							5000.000		771,600		5,100		456,000		1,232,700					17305	
																				GIS Ref	
																				GIS Ref	
																				Insp Date	
																				07/06/17	

PREVIOUS ASSESSMENT								Parcel ID		Parcel ID				PAT ACCT.				
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date								
2022	104	FV	771,600	5100	5,000.	456,000	1,232,700		Year end	12/23/2021								
2021	104	FV	736,600	5100	5,000.	456,000	1,197,700		Year End Roll	12/10/2020								
2020	104	FV	736,500	5100	5,000.	456,000	1,197,600	1,197,600	Year End Roll	12/18/2019								
2019	104	FV	530,300	5100	5,000.	484,500	1,019,900	1,019,900	Year End Roll	1/3/2019								
2018	104	FV	530,300	5100	5,000.	353,400	888,800	888,800	Year End Roll	12/20/2017								
2017	104	FV	497,300	5100	5,000.	307,800	810,200	810,200	Year End Roll	1/3/2017								
2016	104	FV	497,300	5100	5,000.	262,200	764,600	764,600	Year End	1/4/2016								
2015	104	FV	442,900	5100	5,000.	256,500	704,500	704,500	Year End Roll	12/11/2014								

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
2/8/2001	124	Alterati	30,000	C				REM KIT + 2 BATHS-	7/6/2017	MEAS&NOTICE	KB	Kevin B											
									4/23/2009	Measured	372	PATRIOT											
									10/4/1999	Mailer Sent													
									10/4/1999	Measured	263	PATRIOT											
									10/1/1991		PM	Peter M											

Sign: VERIFICATION OF VISIT NOT DATA _____



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS								SKETCH				
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Very Good									5	OFF	OFF	19	7
Sty Ht:	2T - 2 & 3/4 Sty			A Bath:		Rating:														
(Liv) Units:	2	Total: 2		3/4 Bath:		Rating:										21				
Foundation:	3 - BrickorStone			A 3QBth:		Rating:										43				
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good									TQS	SFL	FFL	BMT	6
Prime Wall:	3 - Aluminum			A HBth:		Rating:										13				
Sec Wall:		%		OthrFix:		Rating:										13				
Roof Struct:	3 - Gambrel			OTHER FEATURES				RESIDENTIAL GRID								HST	SFL	OPP		
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good	1st Res Grid Desc: Line 1 # Units 1								13				
Color:	WHITE			A Kits:	1	Rating:	Very Good									13				
View / Desir:				Frl:		Rating:										WDK	5			
GENERAL INFORMATION				WSFlue:		Rating:										OFFP				
Grade:	C+ - Average (+)			CONDOS INFORMATION																
Year Blt:	1912	Eff Yr Blt:		Location:		Total Units:														
Alt LUC:		Alt %:		Floor:		REMODELING				RES BREAKDOWN										
Jurisdct:	G4	Fact: .		% Own:		Exterior:		No Unit	RMS	BRS	FL									
Const Mod:				Name:		Interior:		1	6	3										
Lump Sum Adj:				Phys Cond:	GV - Good-VG	10.	%	Additions:		1	5	2								
INTERIOR INFORMATION				Functional:		Kitchen:														
Avg Ht/FL:	STD			Economic:		Baths:														
Prim Int Wal:	2 - Plaster			Special:		Plumbing:														
Sec Int Wall:		%		Override:		Electric:														
Partition:	T - Typical			Total:	10.8	%	Heating:													
Prim Floors:	3 - Hardwood			CALC SUMMARY				General:												
Sec Floors:	4 - Carpet	25 %		Basic \$ / SQ:	180.00	COMPARABLE SALES														
Bsmnt Flr:	12 - Concrete			Size Adj.:	0.96705294	Rate	Parcel ID	Typ	Date	Sale Price										
Subfloor:				Const Adj.:	1.00719976															
Bsmnt Gar:				Adj \$ / SQ:	175.323															
Electric:	3 - Typical			Other Features:	134161															
Insulation:	2 - Typical			Grade Factor:	1.10															
Int vs Ext:	S			NBHD Inf:	1.00000000															
Heat Fuel:	1 - Oil			NBHD Mod:																
Heat Type:	5 - Steam			LUC Factor:	1.00															
# Heat Sys:	2			Adj Total:	865072															
% Heated:	100	% AC: 100		Depreciation:	93428															
Solar HW:	NO	Central Vac: NO		Depreciated Total:	771644															
% Com Wal		% Sprinkled																		
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:												
Make:		Model:																		
SPEC FEATURES/YARD ITEMS				Serial #:				Year:		Color:										
PARCEL ID 026.0-0001-0002.0																IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		AssessPro Patriot Properties, Inc	
3	Garage	D	Y	1	20X20	A	AV	1912		21.25	T	40	104			5,100				
More: N				Total Yard Items:				5,100	Total Special Features:							Total:	5,100			